033.0	0004	0014.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	630,200 / 630,200
					USE VALUE:	630,200 / 630,200
					ASSESSED:	630,200 / 630,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
51		SILK ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BECKLEY NANCY J
Owner 2:	
Owner 3:	
Street 1:	51 SILK ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,809 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1940, having primarily Wood Shingle Exterior and 1419 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4809.000	269,100		361,100	630,200
Total Card	0.110	269,100		361,100	630,200
Total Parcel	0.110	269,100		361,100	630,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 444.04 | /Parcel: 444.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 23138
GIS Ref:
GIS Ref:
Insp Date: 11/06/18

PREVIOUS ASSESSMENT

Parcel ID: 033.0-0004-0014.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	268,800	0	4,809.	361,100	629,900	629,900	Year End Roll	12/18/2019
2019	101	FV	218,300	0	4,809.	327,300	545,600	545,600	Year End Roll	1/3/2019
2018	101	FV	218,300	0	4,809.	310,300	528,600	528,600	Year End Roll	12/20/2017
2017	101	FV	218,300	0	4,809.	270,800	489,100	489,100	Year End Roll	1/3/2017
2016	101	FV	218,300	0	4,809.	231,400	449,700	449,700	Year End	1/4/2016
2015	101	FV	205,600	0	4,809.	214,400	420,000	420,000	Year End Roll	12/11/2014
2014	101	FV	205,600	0	4,809.	177,700	383,300	383,300	Year End Roll	12/16/2013
2013	101	FV	205,600	0	4,809.	169,300	374,900	374,900		12/13/2012

!2752!

PRINT

Date	Time
12/10/20	18:06:31

LAST REV

Date	Time
04/02/19	14:35:00

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 2752

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	13595-531		11/1/1978		48,000	No	No		Y

USER DEFINED

Prior Id # 1:	23138
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/9/2016	590	Insulate	4,990					INSULATION
5/16/2013	698	Solar Pa	10,100	C				
9/6/2000	749	Addition	80,000	O				7X13 2 ST ADDITION
4/21/1992	140		2,000					11X11 WOOD DECK

ACTIVITY INFORMATION

Date	Result	By	Name
11/6/2018	MEAS&NOTICE	HS	Hanne S
1/13/2008	Meas/Inspect	189	PATRIOT
8/22/2001	Permit Visit	PM	Peter M
2/22/2000	Mailer Sent		
2/17/2000	Measured	264	PATRIOT
8/9/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4809		Sq. Ft.	Site		0	64.	1.17	3									361,132						361,100	

Total AC/HA: 0.11040 | Total SF/SM: 4809 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 361,132 | Spl Credit | Total: 361,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	2	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.98148686
Adj $ / SQ:	139.126
Other Features:	97900
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	330550
Depreciation:	61482
Depreciated Total:	269068

COMMENTS

7X13 ADD HAS RADIANT FHW FLOOR HEAT...
OF=XTRA SHOWER IN BATH.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6		BRs:	2		Baths:	1		HB	1	

REMODELING

Exterior:	
Interior:	
Additions:	2000
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

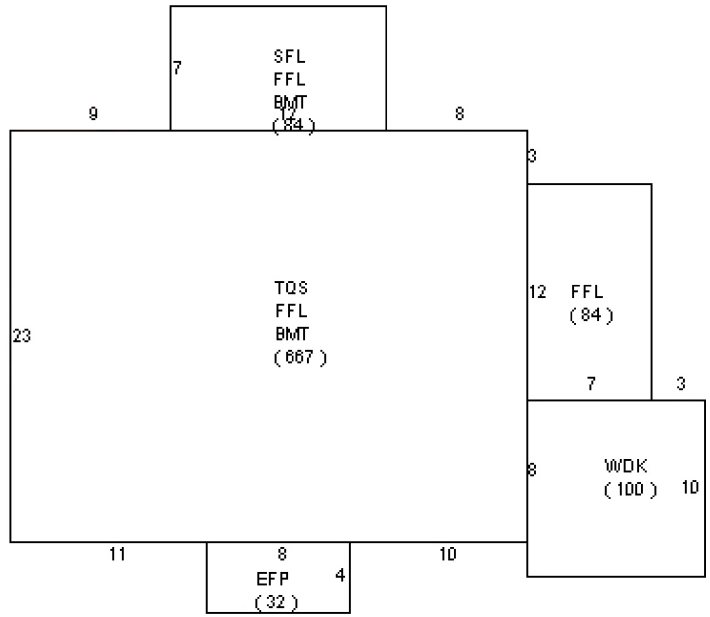
No Unit	RMS	BRS	FL
1	6	2	M
Totals			
1	6	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	139.13
Special Features:	0	Val/Su Net:	116.90
Final Total:	269100	Val/Su SzAd	189.61

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	835	139.130	116,170
BMT	Basement	751	41.740	31,345
TQS	3/4 Story	500	139.130	69,598
WDK	Deck	100	15.700	1,570
SFL	Second Floor	84	139.130	11,687
EFP	Enclos Porch	32	71.260	2,280
	Net Sketched Area:	2,302	Total:	232,650
Size Ad	1419.25	Gross Are	2469	FinArea 1419

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 033.0-0004-0014.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: